
From: Fast-Track Info <info@fasttrack.govt.nz>
Sent: Friday, 5 December 2025 12:20 pm
To: Ben Bond
Subject: Fw: Priority request - Ridgeburn Project

Hey Ben

I think I forwarded this to you the other day. You have a pre-application meeting about it on Monday 15th that I set up.

Cheers

Senior Application Administrator

s 9(2)(g)(ii)



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From: ContactFastTrack <contact@fasttrack.govt.nz>
Sent: Wednesday, 3 December 2025 10:34 am
To: Fast-Track Info <info@fasttrack.govt.nz>
Subject: Fw: Priority request - Ridgeburn Project

Kia ora team,

Hope all is well with you. Please see the below request for priority for the Ridgeburn project.

Let me know if you need any other info from me.

Ngā mihi,

Thomas
Customer Insight Advisor



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From: [REDACTED]
Sent: Wednesday, 3 December 2025 9:57 am
To: ContactFastTrack <contact@fasttrack.govt.nz>

Cc: [REDACTED] s 9(2)(a); [REDACTED] s 9(2)(a)
[REDACTED]

Subject: Priority request - Ridgeburn Project

Kia ora,

Please see the following application for priority on behalf of Ridgeburn Limited.

Any questions please don't hesitate to let us know.

APPLICATION FOR PRIORITY UNDER SECTION 38 OF THE FAST TRACK APPROVALS ACT 2024 – RIDGEBURN PROJECT

Name of authorised person:

Ridgeburn Limited

Name of project:

The Ridgeburn project

Please confirm you wish to request the project (above) be treated as a priority under section 38 of the Fast-track Approvals Act 2024:

Yes. Ridgeburn Limited seeks that the Ridgeburn project be treated as a priority.

Please confirm that you have not yet lodged a substantive application in the Fast-track process:

Ridgeburn Limited has not yet lodged a substantive application for the Ridgeburn project.

Please confirm you have no payments outstanding in relation to any part of the Fast-track process:

No payments are outstanding in relation to any of the Fast-track process for the Ridgeburn project.

Please provide the supporting rationale for your request with respect to each of the criteria stated in section 38 (3) of the Fast-track Approvals Act 2024:

1. Please explain why this project is urgent and should be prioritised:

Housing demand in Queenstown is acute. The proposal will deliver approximately 1,250 residential units, including 180 affordable dwellings, representing a significant increase in supply within the District. As Ridgeburn is both the applicant and developer, it is able to ensure efficient implementation of any fast track approvals. A construction-ready team is in place to commence immediately upon approval and the development will be sequenced to prioritise infrastructure and affordable housing early in the programme.

Ridgeburn Limited has a conditional sale and purchase agreement for the land, with settlement contingent on obtaining the necessary approvals. If approvals are not secured or the process is not sufficiently advanced Ridgeburn will be unable to settle. This would prevent delivery of much-needed housing, including affordable homes.

2. Please explain whether there is a risk that if a substantive application is lodged, a panel may not be set up to consider the project, within a period that reflects the urgency of the project:

Yes. There is a substantial risk that a panel will not be appointed promptly. The FTAA does not prescribe timeframes for panel appointments, which currently average 27 working days (5.5 weeks). This delay is expected to increase as more applications are lodged, particularly over the Christmas period when the non-working days period is expected to create a backlog of projects for panel appointments in early 2026.

The application is intended to be lodged pre-Christmas. Accounting for non-working days, a panel is unlikely to be appointed until sometime after mid March 2026, with comments due end of April 2026. Panels typically allow 50+ working days for decisions, meaning a final decision may not be issued until July 2026. These delays jeopardise key settlement dates and risk the project being undeliverable. Prompt panel appointment would reduce this risk in a material way, and reflect the urgency of the project and the need to start delivering much needed houses in Queenstown.

3. Please explain whether the substantive application would be a competing application if lodged. Please provide any relevant supporting information:

No. This application relates to the development of land for housing and infrastructure. There are no other applications for this site. In their comments on the referral application both Otago Regional Council and Queenstown Lakes District Council confirmed there are no known competing applications.

4. Please provide any other information you may wish the Minister to consider in making this decision:
N/A

Ngā mihi | Kind regards,



PO Box 158,
Queenstown 9348
37 Reece Crescent
Wānaka Lakes

barker.co.nz



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, **Wānaka**

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From: Ben Bond <Ben.Bond@epa.govt.nz>
Sent: Wednesday, 17 December 2025 12:06 pm
To: [REDACTED]
Subject: Re: Priority request - Ridgeburn Project

Hi [REDACTED]

I would suggest ftareferrals@mfe.govt.nz in the first instance.

Kind Regards

Ben
Ben Bond (he/him)

Team Leader - Fast Track Applications

s 9(2)(g)(ii)

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From: [REDACTED]
Sent: Monday, December 15, 2025 3:48 PM
To: Ben Bond <Ben.Bond@epa.govt.nz>
Cc: [REDACTED] s 9(2)(a)
Subject: Re: Priority request - Ridgeburn Project

Thanks Ben,

Do you have a contact at MfE for us to send this to?

FYI - the website should be updated as it is presently requires the application to be submitted to the Contact FT email address.

Submitting your priority application

Email your application for priority to contact@fasttrack.govt.nz

Use the email content template below to ensure you provide all the required information.

Email content template for priority application

Name of authorised person:

(the name in Schedule 2 of the Act if a Listed project, or the name on the Ministers' referral no referred)

Name of project:

(the name in Schedule 2 of the Act if a Listed project, or the name on the Ministers' referral no referred)

Please confirm you wish to request the project (above) be treated as a priority under s of the Fast Track Approvals Act 2024:

Ngā mihi | Kind regards,



barker.co.nz

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From: Ben Bond <Ben.Bond@epa.govt.nz>
Sent: Monday, December 15, 2025 3:45 PM
To:
Subject: Re: Priority request - Ridgeburn Project

Hi

Thanks for bringing this up today, I am informed these requests need to go to MfE as the minister makes the determination rather than the EPA.

Hope that is helpful,

Kind Regards

Ben

Ben Bond (he/him)

Team Leader - Fast Track Applications

s 9(2)(g)(ii)

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From: [redacted]
Sent: Wednesday, 3 December 2025 9:57 am
To: ContactFastTrack <contact@fasttrack.govt.nz>

Cc: [redacted] s 9(2)(a) [redacted] s 9(2)(a) [redacted]

Subject: Priority request - Ridgeburn Project

Kia ora,

Please see the following application for priority on behalf of Ridgeburn Limited.

Any questions please don't hesitate to let us know.

APPLICATION FOR PRIORITY UNDER SECTION 38 OF THE FAST TRACK APPROVALS ACT 2024 – RIDGEBURN PROJECT

Name of authorised person:

Ridgeburn Limited

Name of project:

The Ridgeburn project

Please confirm you wish to request the project (above) be treated as a priority under section 38 of the Fast-track Approvals Act 2024:

Yes. Ridgeburn Limited seeks that the Ridgeburn project be treated as a priority.

Please confirm that you have not yet lodged a substantive application in the Fast-track process:

Ridgeburn Limited has not yet lodged a substantive application for the Ridgeburn project.

Please confirm you have no payments outstanding in relation to any part of the Fast-track process:

No payments are outstanding in relation to any of the Fast-track process for the Ridgeburn project.

Please provide the supporting rationale for your request with respect to each of the criteria stated in section 38 (3) of the Fast-track Approvals Act 2024:

1. Please explain why this project is urgent and should be prioritised:

Housing demand in Queenstown is acute. The proposal will deliver approximately 1,250 residential units, including 180 affordable dwellings, representing a significant increase in supply within the District. As Ridgeburn is both the applicant and developer, it is able to ensure efficient implementation of any fast track approvals. A construction-ready team is in place to commence immediately upon approval and the development will be sequenced to prioritise infrastructure and affordable housing early in the programme.

Ridgeburn Limited has a conditional sale and purchase agreement for the land, with settlement contingent on obtaining the necessary approvals. If approvals are not secured or the process is not sufficiently advanced Ridgeburn will be unable to settle. This would prevent delivery of much-needed housing, including affordable homes.

2. Please explain whether there is a risk that if a substantive application is lodged, a panel may not be set up to consider the project, within a period that reflects the urgency of the project:

Yes. There is a substantial risk that a panel will not be appointed promptly. The FTAA does not prescribe timeframes for panel appointments, which currently average 27 working days (5.5 weeks). This delay is expected to increase as more applications are lodged, particularly over the Christmas period when the non-working days period is expected to create a backlog of projects for panel appointments in early 2026.

The application is intended to be lodged pre-Christmas. Accounting for non-working days, a panel is unlikely to be appointed until sometime after mid March 2026, with comments due end of April 2026. Panels typically allow 50+ working days for decisions, meaning a final decision may not be issued until July 2026. These delays jeopardise key settlement dates and risk the project being undeliverable. Prompt panel appointment would reduce this risk in a material way, and reflect the urgency of the project and the need to start delivering much needed houses in Queenstown.

3. Please explain whether the substantive application would be a competing application if lodged. Please provide any relevant supporting information:

No. This application relates to the development of land for housing and infrastructure. There are no other applications for this site. In their comments on the referral application both Otago

Regional Council and Queenstown Lakes District Council confirmed there are no known competing applications.

4. Please provide any other information you may wish the Minister to consider in making this decision:

N/A

Ngā mihi | Kind regards,




Kerikeri, Whangārei,
Warkworth,
Auckland, Hamilton,
Cambridge,
Tauranga, Napier,
Wellington,
Christchurch,
Queenstown, **Wānaka**

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From: Fast-Track Info <info@fasttrack.govt.nz>
Sent: Tuesday, 16 December 2025 12:17 pm
To: Ben Bond
Subject: Re: Priority request - Ridgeburn Project

Thanks Ben

s 9(2)(g)(ii)



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From: Ben Bond <Ben.Bond@epa.govt.nz>
Sent: Tuesday, 16 December 2025 11:21 am
To: Fast-Track Info <info@fasttrack.govt.nz>
Subject: Re: Priority request - Ridgeburn Project

I have responded, it has to go to MfE, I have asked them what the correct address is for that

BB

Ben Bond (he/him)
Team Leader Regulatory Processes, EEZ Consents

s 9(2)(g)(ii)

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From: Fast-Track Info <info@fasttrack.govt.nz>
Sent: Tuesday, December 16, 2025 9:19 AM
To: Ben Bond <Ben.Bond@epa.govt.nz>
Subject: Fw: Priority request - Ridgeburn Project

FYI - below

[Redacted]

Senior Application Administrator

s 9(2)(g)(ii)



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From: [Redacted]
Sent: Monday, 15 December 2025 3:26 pm
To: Fast-Track Info <info@fasttrack.govt.nz>
Cc: ContactFastTrack <contact@fasttrack.govt.nz>
Subject: Re: Priority request - Ridgeburn Project

Kia ora [Redacted]

No, Ben was going to follow this up to ensure it would be passed on to the Minister office.

Ngā mihi | Kind regards,

[Redacted]

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From: Fast-Track Info <info@fasttrack.govt.nz>
Sent: Monday, December 15, 2025 3:08 PM
To: [REDACTED]
Cc: ContactFastTrack <contact@fasttrack.govt.nz>
Subject: Re: Priority request - Ridgeburn Project

Kia ora [REDACTED]

I believe you've just had a pre-application meeting with Ben. Did you get your response for the below query?

Ngā mihi

[REDACTED]
Senior Application Administrator

s 9(2)(g)(ii)

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From: ContactFastTrack <contact@fasttrack.govt.nz>
Sent: Monday, 15 December 2025 1:11 pm
To: Fast-Track Info <info@fasttrack.govt.nz>
Subject: Fw: Priority request - Ridgeburn Project

Kia ora team,

Hope all is well with you. [REDACTED] is just following up on her query from last week.

Ngā mihi,

Thomas
Customer Insight Advisor

Fast-track

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From: [REDACTED]
Sent: Monday, 15 December 2025 12:00 pm
To: ContactFastTrack <contact@fasttrack.govt.nz>
Cc: [REDACTED] s 9(2)(a)
Subject: RE: Priority request - Ridgeburn Project

Kia ora,

Can you please provide an update on this Priority Request?

Ngā mihi | Kind regards,



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From: [REDACTED]
Sent: Wednesday, 3 December 2025 9:58 am
To: contact@fasttrack.govt.nz
Cc: [REDACTED] s 9(2)(a) [REDACTED] s 9(2)(a)
Subject: Priority request - Ridgeburn Project

Kia ora,

Please see the following application for priority on behalf of Ridgeburn Limited.

Any questions please don't hesitate to let us know.

APPLICATION FOR PRIORITY UNDER SECTION 38 OF THE FAST TRACK APPROVALS ACT 2024 – RIDGEBURN PROJECT

Name of authorised person:

Ridgeburn Limited

Name of project:

The Ridgeburn project

Please confirm you wish to request the project (above) be treated as a priority under section 38 of the Fast-track Approvals Act 2024:

Yes. Ridgeburn Limited seeks that the Ridgeburn project be treated as a priority.

Please confirm that you have not yet lodged a substantive application in the Fast-track process:

Ridgeburn Limited has not yet lodged a substantive application for the Ridgeburn project.

Please confirm you have no payments outstanding in relation to any part of the Fast-track process:

No payments are outstanding in relation to any of the Fast-track process for the Ridgeburn project.

Please provide the supporting rationale for your request with respect to each of the criteria stated in section 38 (3) of the Fast-track Approvals Act 2024:

1. Please explain why this project is urgent and should be prioritised:

Housing demand in Queenstown is acute. The proposal will deliver approximately 1,250 residential units, including 180 affordable dwellings, representing a significant increase in supply within the District. As Ridgeburn is both the applicant and developer, it is able to ensure efficient implementation of any fast track approvals. A construction-ready team is in place to commence immediately upon approval and the development will be sequenced to prioritise infrastructure and affordable housing early in the programme.

Ridgeburn Limited has a conditional sale and purchase agreement for the land, with settlement contingent on obtaining the necessary approvals. If approvals are not secured or the process is not sufficiently advanced Ridgeburn will be unable to settle. This would prevent delivery of much-needed housing, including affordable homes.

2. Please explain whether there is a risk that if a substantive application is lodged, a panel may not be set up to consider the project, within a period that reflects the urgency of the project:

Yes. There is a substantial risk that a panel will not be appointed promptly. The FTAA does not prescribe timeframes for panel appointments, which currently average 27 working days (5.5 weeks). This delay is expected to increase as more applications are lodged, particularly over the Christmas period when the non-working days period is expected to create a backlog of projects for panel appointments in early 2026.

The application is intended to be lodged pre-Christmas. Accounting for non-working days, a panel is unlikely to be appointed until sometime after mid March 2026, with comments due end of April 2026. Panels typically allow 50+ working days for decisions, meaning a final decision may not be issued until July 2026. These delays jeopardise key settlement dates and risk the project being undeliverable. Prompt panel appointment would reduce this risk in a material way, and reflect the urgency of the project and the need to start delivering much needed houses in Queenstown.

3. Please explain whether the substantive application would be a competing application if lodged. Please provide any relevant supporting information:

No. This application relates to the development of land for housing and infrastructure. There are no other applications for this site. In their comments on the referral application both Otago Regional Council and Queenstown Lakes District Council confirmed there are no known competing applications.

4. Please provide any other information you may wish the Minister to consider in making this decision:

N/A

Ngā mihi | Kind regards,



PO Box 158,
Queenstown 9348
37 Reece Crescent
Wānaka Lakes

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Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, **Wānaka**

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From: Fasttrack <fasttrack@epa.govt.nz>
Sent: Thursday, 4 December 2025 10:07 am
To: Ben Bond
Subject: Re: Ridgeburn - Pre-Application Meeting - Substantive application

Ok, I'll have a look in your calendar and see what we can do.

Senior Application Administrator

s 9(2)(g)(ii)

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From: Ben Bond <Ben.Bond@epa.govt.nz>
Sent: Thursday, 4 December 2025 10:04 am
To: Fasttrack <fasttrack@epa.govt.nz>
Subject: Re: Ridgeburn - Pre-Application Meeting - Substantive application

No I'm not, Elliott and Ben M can do them too, but Elliott will be off on leave and Ben M is busy with amendments so I had better do it.

THanks

BB

Ben Bond (he/him)
Team Leader Regulatory Processes, EEZ Consents

s 9(2)(g)(ii)

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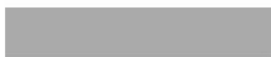
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From: Fasttrack <fasttrack@epa.govt.nz>
Sent: Thursday, December 04, 2025 10:03 AM
To: Ben Bond <Ben.Bond@epa.govt.nz>
Subject: Fw: Ridgeburn - Pre-Application Meeting - Substantive application

Hi Ben

Are you the only person who does Pre-app meetings? Would you like me to set this up for you?

Thanks



Senior Application Administrator

s 9(2)(g)(ii)



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From: [Redacted]
Sent: Friday, 28 November 2025 12:48 pm
To: Fasttrack <fasttrack@epa.govt.nz>
Subject: Ridgeburn - Pre-Application Meeting - Substantive application

You don't often get email from [Redacted] [Learn why this is important](#)

Kia ora,

Can we please set up a pre-application meeting for the substantive application for Ridgeburn?

Any questions, or information you require prior to this meeting, please let me know.

Ngā mihi | Kind regards,



PO Box 158,
Queenstown 9348
37 Reece Crescent
Wānaka Lakes



Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,



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